

LICENSE AGREEMENT
BEING PART OF COMMERCE STREET
ADJACENT TO CITY OF DALLAS BLOCK 68
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Description of a 4.25 square foot tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being a portion of Commerce Street (78.7 feet wide) (Volume 143, Page 403, Deed Records, Dallas County, Texas)(Right-of-Way established by Ordinance Book 1-A, Page 131, Years 1873-1882); said 4.25 square foot tract also being adjacent to Lot 1A, Block 68, Metropolitan at 1200 Main, a Condominium, an addition to the City of Dallas, Texas according to the plat thereof recorded in County Clerk's Instrument No. 200600173057, Official Public Records, Dallas County, Texas; said 4.25 square foot tract being more particularly described by metes and bounds as follows;

COMMENCING, at a PK nail found for the intersection of the north right-of-way line of Commerce Street (78.7 foot right-of-way) and the east right-of-way line of Murphy Street (25 foot right-of-way), said point being the southwest corner of said Lot 1A; a "+" cut found in concrete for the southwest corner of Lot 1, Block A/62, Belo Gardens Park, an addition to the City of Dallas according to the plat thereof recorded in County Clerk's Instrument No. 201200060215, Official Public Records, Dallas County, Texas bears South 76 degrees 00 minutes 00 seconds West, 360.09 feet;

THENCE, North 76 Degrees 00 Minutes 00 Seconds East, with said north right-of-way line, a distance of 44.31 feet to the POINT OF BEGINNING;

THENCE, North 76 Degrees 00 Minutes 00 Seconds East, continuing with said north right-of-way line, a distance of 1.00 feet to a point for corner;

THENCE, South 14 Degrees 00 Minutes 00 Seconds East, a distance of 4.25 feet to a point for corner;

THENCE, South 76 Degrees 00 Minutes 00 Seconds West, parallel to said north right-of-way line, a distance of 1.00 feet to a point for corner;

THENCE, North 14 Degrees 00 Minutes 00 Seconds West, a distance of 4.25 feet to the POINT OF BEGINNING;

CONTAINING, 4.25 square feet of land, more or less.

Bearings are based upon the northwest right-of-way line of Commerce Street assumed bearing North 76 degrees 00 minutes 00 seconds East, according to the plat of Smith, Murphy and Martin's Addition, recorded in Volume 143, Page 403, Deed Records Dallas County Texas.

(For SPRG use only)	
Reviewed by: <u>JR</u>	
Date: <u>1-23-2019</u>	
SPRG NO: 4734	

John Grigsby
1/17/19



31380

191765



Scale in Feet

MAIN STREET

(79.5' PUBLIC RIGHT-OF-WAY)
(V. 143, P. 403, D.R.D.C.T.)

CENTERLINE

(RIGHT-OF-WAY WIDTH ESTABLISHED
BY ORDINANCE BOOK I-A, PAGE 131, YEARS 1873-1882)

N 76°00'00" E

225.00'

GRIFFIN STREET
(100' PUBLIC RIGHT-OF-WAY)
(V. 5445, P. 125 - D.R.D.C.T.)
(V. 5491, P. 237 - D.R.D.C.T.)
(V. 5564, P. 29 - D.R.D.C.T.)

**LOT 1, BLOCK A/62
BELO GARDENS PARK**
INST. NO. 201200060215, O.P.R.D.C.T.

MURPHY STREET
(V. 143, P. 403 - D.R.D.C.T.)
(REMAINING PORTION)

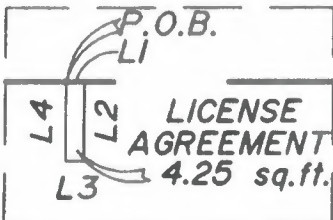
200.00'

N 14°00'00" W

LICENSE AGREEMENT
V. 96183, P. 3875, D.R.D.C.T.

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

**LOT 1A, BLOCK 68
METROPOLITAN AT 1200
MAIN, A CONDOMINIUM**
INST. NO. 200600173057
O.P.R.D.C.T.



1.5'x5.1' D.P.B.L. CO.
ESMT. V. 72079,
P. 727, D.R.D.C.T.

D.P.B.L. CO. ESMT.
V. 72079, P. 688,
D.R.D.C.T.

5.67'x9.0' LICENSE AGREEMENT
INST. No. 200900083940, O.P.R.D.C.T.

1.0'x2.5' LICENSE
AGREEMENT
INST. No.
200900083940,
O.P.R.D.C.T.

D.15'x9.16' LICENSE
AGREEMENT
INST. No. 200900083940,
O.P.R.D.C.T.

1'x2.86' LICENSE AGREEMENT
INST. No. 200900083940,
O.P.R.D.C.T.

COMMERCE STREET

(78.7' PUBLIC RIGHT-OF-WAY)
(V. 143, P. 403, D.R.D.C.T.)

CENTERLINE

(RIGHT-OF-WAY WIDTH ESTABLISHED
BY ORDINANCE BOOK I-A, PAGE 131, YEARS 1873

LEGEND

M.R.D.C.T.- Map Records, Dallas
County, Texas
O.P.R.D.C.T.- Official Public Records,
Dallas County, Texas
P.O.C. Point of Commencing
P.O.B. Point of Beginning
(CM)- Controlling Monument
Inst. No.- Instrument Number
V.- Volume
P.- Page
SQ.FT.- Square Feet

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 76°00'00" E	1.00'
L2	S 14°00'00" E	4.25'
L3	S 76°00'00" W	1.00'
L4	N 14°00'00" W	4.25'

LICENSE AGREEMENT

BEING

PART OF COMMERCE STREET

**ADJACENT TO CITY OF DALLAS BLOCK 68
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Gonzalez & Schneeberg
engineers - surveyors

2100 Lakeside Boulevard
Suite 200, Richardson, Texas 75082
(972) 618-8855 TX Firm 100782-00

DATE: JANUARY, 2019
SCALE: 1" = 50'

DWG. NO.: 6827sign exhibit.dwg
PROJ. NO.: 6827-18-10-15

(For SPRG use only)
Reviewed by: *[Signature]*
Date: 1-23-2019
SPRG NO: 4734